

CASE NUMBER: 15SN0633

APPLICANT: Bon Secours Richmond Health Care Foundation



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)

Public Hearing Date:

MAY 19, 2015

CPC Time Remaining:

100 DAYS

Applicant's Agent:

JAMES W. THEOBALD

(804-771-9513)

Applicant's Contact:

RICHARD BANTA

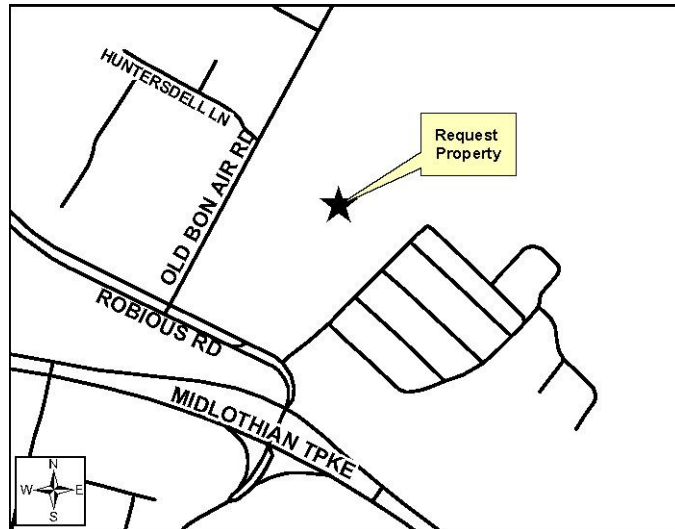
(804-281-8035)

Planning Department Case Manager:

RYAN RAMSEY (804-768-7592)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **MIDLOTHIAN**



APPLICANT'S REQUEST

Amendment of conditional use planned development (Case 11SN0175) relative to signage for a hospice center in Community Business (C-3) and Residential (R-7) Districts.

An offsite directional sign, used to identify a hospice center, is planned. The applicant's request is to increase the permitted area and height for the sign.

(NOTES: A. Conditions may be imposed or the property owner may proffer conditions.

B. A proffered condition is located in Attachment 1.)

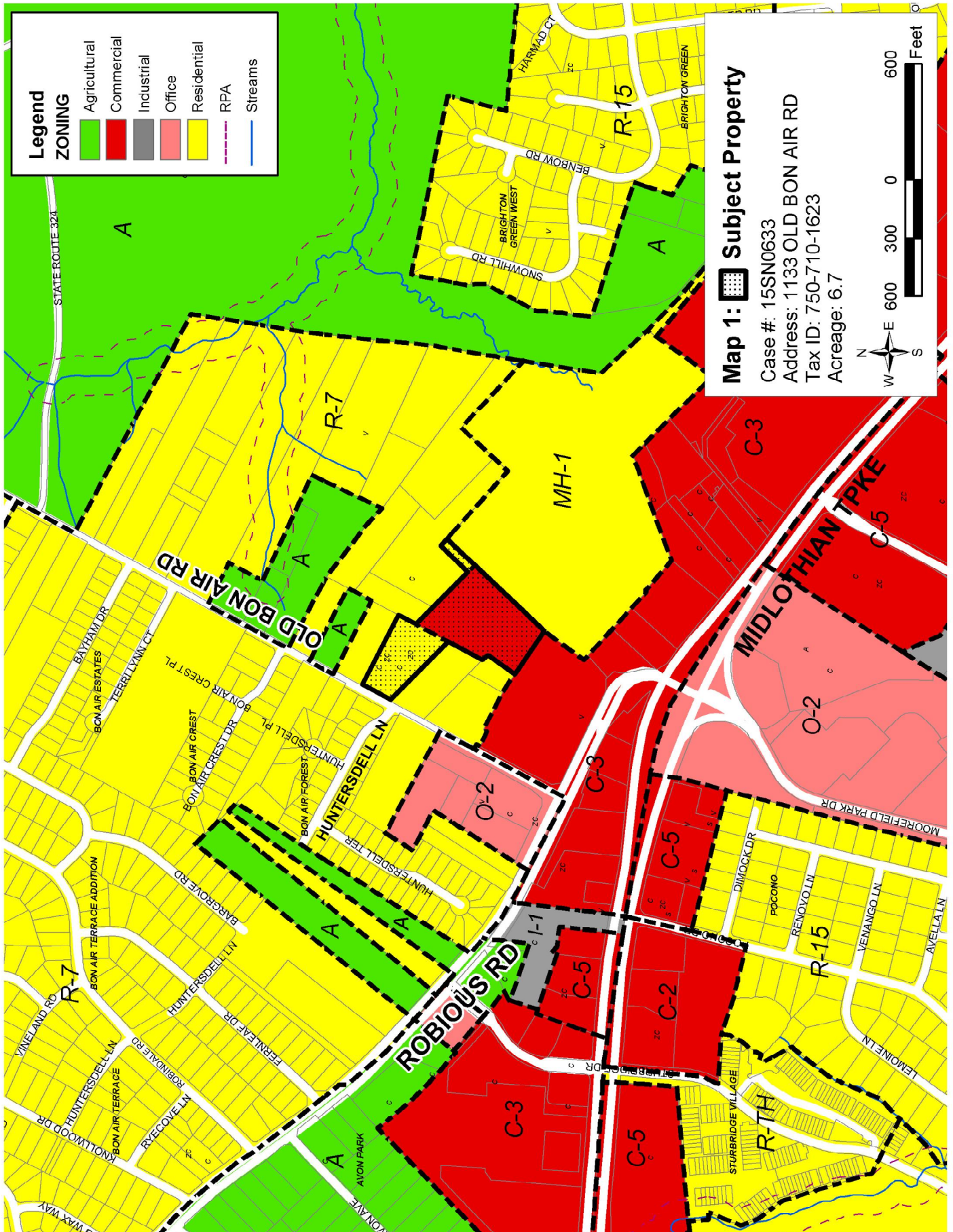
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Offsite directional sign will be consistent with signage identifying an office building within a nonresidential community.
- Sign will aid visitors in locating the hospice center.

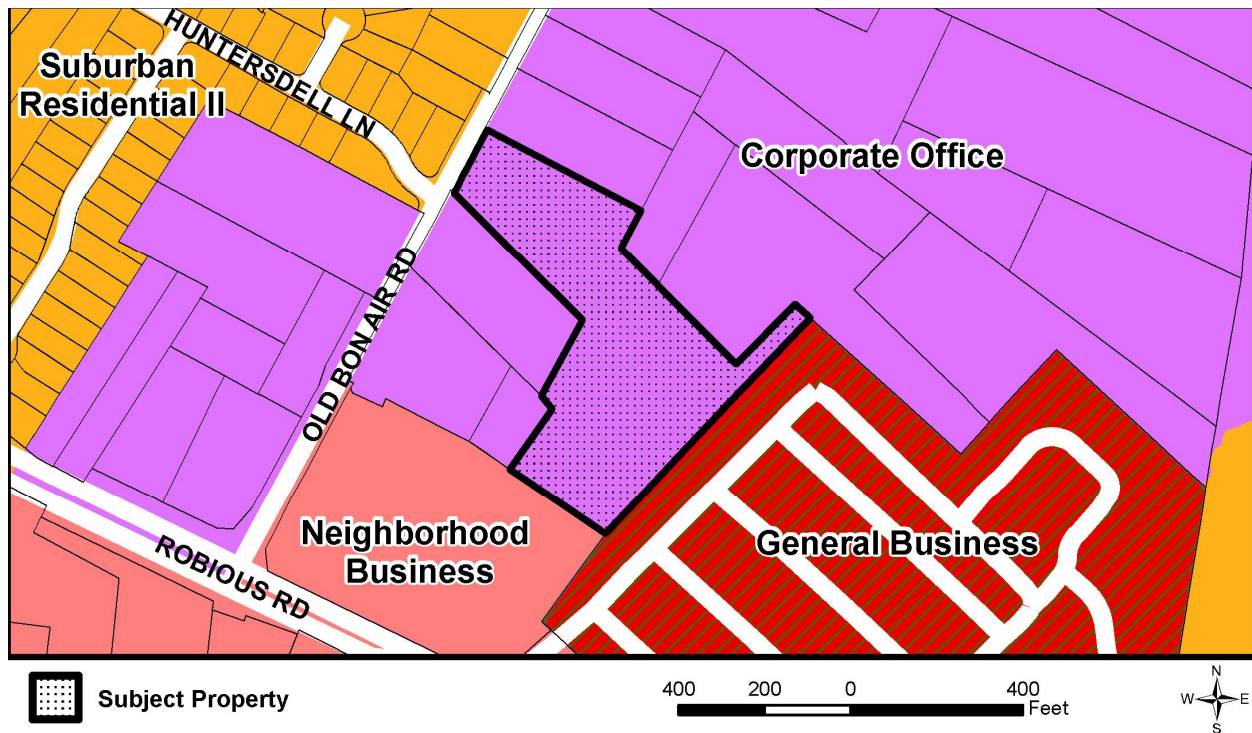
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-
FIRE	-
CDOT	-
VDOT	-
UTILITIES	-
ENVIRONMENTAL ENGINEERING	-



Map 2: Comprehensive Plan

Classification: **CORPORATE OFFICE**

The designation suggests the property is appropriate for professional and administrative offices or similar uses. The size of individual offices is typically larger than that found in a Neighborhood Office area.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Ryan Ramsey (804-768-7592) ramseyrp@chesterfield.gov

ZONING HISTORY

Case Number	BOS Action	Request
11SN0175	Approved (03/9/2011)	Conditional use planned development to permit access and signage through a Residential (R-7) District for a hospice center located on a neighboring Community Business (C-3) property.

PROPOSAL

A hospice center is currently being developed on the eastern portion of the request property. Original conditions of zoning limited signage on the property to a single offsite directional sign at the hospice center entrance located on Old Bon Air Road. A larger and taller offsite directional sign is proposed to provide increased visibility for visitors to the facility.

The following provides an overview of the proffered condition offered by the applicant to limit the impact of the proposed sign on area properties:

General Overview	
Requirements	Details
Existing Signage (Case 11SN0175)	One (1) offsite directional sign, limited to: <ul style="list-style-type: none">• Seven (7) square feet in area• Seven (7) square feet in height
Proposed Signage	One (1) offsite directional sign, limited to: <ul style="list-style-type: none">• Thirty-two (32) square feet in area• Eight (8) square feet in height <i>Proffered Condition</i>

The applicant's signage modification is consistent with the sign limitations for an office building within a nonresidential community.

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

Fire Station	The Bon Air Fire Station, Company Number 4
EMS Facility	The Bon Air Fire Station, Company Number 4

This request will have minimal impact on fire and EMS.

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

County Department of Transportation has no comment on this request.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

Traffic Impact Analysis (24VAC30-155)	-
Access Management (24VAC30-73)	-
Subdivision Street Acceptance (24VAC30-91/92)	-
Land Use Permit (24VAC30-151)	-
Summary	VDOT acknowledges that advertising sign placement will not be within of the state maintained rights-of-way. However, the location of the sign shall not obstruct the sight-distance of vehicles entering or exiting the site. VDOT can evaluate/verify sign impacts through the site plan review process.

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

Water and Wastewater Systems			
	Currently Serviced?	Size of Existing Line	Connection Required by County Code?
Water	No	8"	Yes
Wastewater	No	8"	Yes

Additional Information:

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has no comment on this request.

CASE HISTORY	
Applicant Submittals	
3/9/15	Application and proffer submitted
4/28/15	Revised proffers were submitted

PROFFERED CONDITION

The property owner and applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owner and applicant. In the event this request is denied or approved with conditions not agreed to by the owner and applicant, the proffer shall immediately be null and void and of no further force or effect.

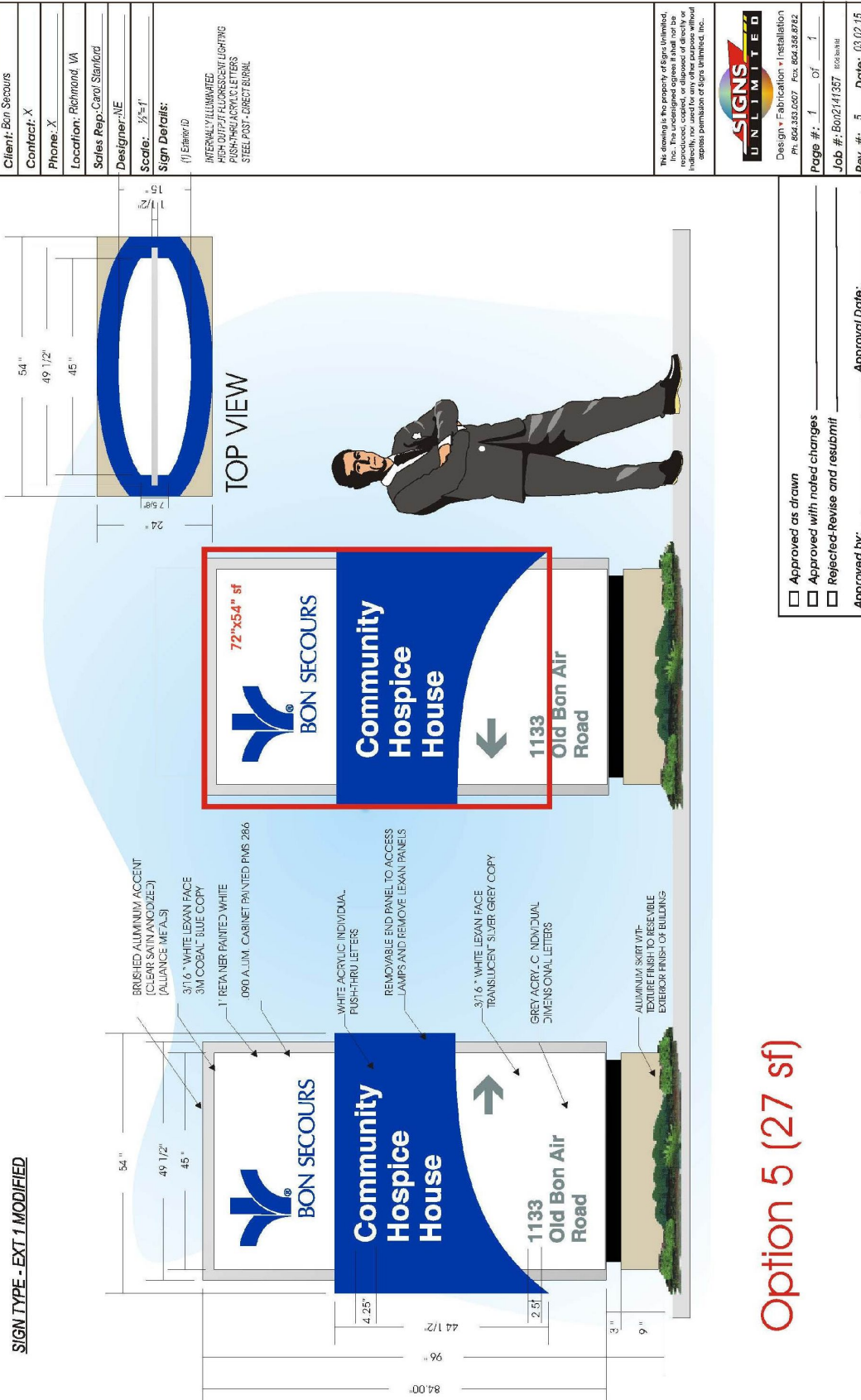
The Applicant hereby amends Proffered Condition 2 of Case 11SN0175 to read as follows:

Signage. One (1) offsite directional sign for the purpose of identifying a Hospice use located on tax ID 750-710-1623 shall be permitted at the access to Old Bon Air Road. Such sign shall be limited to thirty-two (32) square feet in area and eight (8) feet in height. (P)

(Staff Note: Except as amended herein, all previous conditions of zoning approved in Case 11SN0175 shall remain in full force and effect.)

PROPOSED SIGN ELEVATION

SIGN TYPE - EXT 1 MODIFIED



Option 5 (27 sf)

APPROVED CONDITIONS FOR CASE 11SN0175

11SN0175

In Midlothian Magisterial District, Suburban Village, Inc. requests conditional use planned development approval and amendment of zoning district map to permit access to Community Business (C-3) property through a Residential (R-7) District and signage on 2 acres fronting 160 feet on the east line of Old Bon Air Road at Huntersdell Lane. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units/acre. Tax IDs 749-710-9433 and 9936 and 750-710-0148.

Mr. Turner presented a summary of Case 11SN0175 and stated the Planning Commission and staff recommended approval and acceptance of the proffered conditions.

Mr. Andy Scherzer, representing the applicant, accepted the recommendation.

Mr. Warren called for public comment.

There being no one to address the request, the public hearing was closed.

Mr. Gecker made a motion, seconded by Ms. Jaeckle, for the Board to approve Case 11SN0175, and accept the following proffered conditions:

1. Use. Use of the requested commercial access shall be limited to serving a Hospice use located on Tax IDs 750-709-0682 and 750-710-2010. (P)
2. Signage. One (1) offsite directional sign for the purpose of identifying a Hospice use located on tax IDs 750-709-0682 and 750-710-2010 shall be permitted at the access to Old Bon Air Road. Such sign shall be limited to seven (7) square feet in area and seven (7) feet in height. (P)
3. Access. Direct vehicular access from the property to Old Bon Air Road shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
4. Access. The vehicular access to Old Bon Air Road shall only serve a maximum density of a twenty-five (25) bed nursing home facilities or equivalent traffic generation, as determined by the Transportation Department. (T)
5. Prior to any site plan approval or within sixty (60) days of a written request by the Transportation Department, whichever occurs first, 35 feet of right-of-way, measured from the centerline of

Old Bon Air Road shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

6. Timbering. With the exception of timbering which has been approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)

Ayes: Warren, Jaeckle, Holland, Durfee, and Gecker.

Nays: None.

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